

Approved Minutes Prepared by Stephen Lyle, PB Member and PB Clerk

Meeting of Planning Board at Town Hall Jun 16th, 2021

Present at Town Hall

Jared Kelly, Mary McGurn, Stephen Lyle,

On Zoom Matthew Bersani, Marge Wexler, Greg and Jan Peck, Eillen Vining, George McGurn,  
PB Member Eddie Regendahl absent

Meeting called to order at 10:13 am

No Form A's

Chapter 61A - right of first refusal on land for sale. PB Member Matthew Bersani said that he had brought up the property on Baldwin Hill (in the context of Chapter 61A), to the attention of the Egremont Land Trust but that they had no interest or means to act on it.

Citizens Greg and Jen Peck, selling 27 acre property at 0 Baldwin Hill East bordering Granger, seeking to remove property from Chapter 61 right of first refusal. Greg Peck said new buyer plans to build one house and a barn, and then plans to return land to the Chapter 61A program, he thought, but wasn't certain. Seemed to be enough frontage on Baldwin Hill Road for one lot. Motion approved to release Peck parcel identified as Assessor Map 2 Lot 1H. Motion Passed 4-0.

Mail

1. Maps relevant to Peck parcel 0 Baldwin Hill from counsel Louis Oggiani
2. Notice from town of Alford Regarding a hearing held June 9, (passed) regarding 301 West Road.
3. Notice Copake PB Site plan review to Swiss Hutte meeting will be Wed July 7th at 7pm can be attended via zoom.
4. Jeff Lynch Form A regarding Washington Road. To be distributed.
5. Town GB special permit trustee 0 long Pond rd rear lot seeking permit which was granted in accordance with
6. June 21 hearing regarding 250 Long Pond application
7. Town of Sheffield dated May 21 BVD Solar applying for large scale photo voltaic installation hearing was June 9,
8. Town of Sheffield. Putting a cap on outdoor cultivation at five.
9. Town of GB notice 11 Roger Road GJO LLC amendment allowing the previous nonconforming use. May be used as landscaping and
10. Town of Egremont notice regarding recording accounts payable cycle due July 14. (\$500 dollar handbook Jared mentioned as needed.)
11. Town of Sheffield (april 14) Town denied marijuana cultivation at Polikoff Road

Approval of minutes of 2 prior meetings tabled pending review by Mary McGurn. She had some questions and asked that she be able to make a number of suggestions. Both May 18 and 26th meetings minutes tabled.

No Citizen Time

ADU bylaw insertion to be done by Jared Kelly.

Discussion of two nights of Annual Town Meetings, marijuana votes, attendance.

Attendance thought to be high on first night (around 200, normal would be more like 150 and low on second (around 120). Second day votes thought perhaps not “representative” due to the high turnout of Egremont Together, and the lower overall turnout.

Next steps, what to do with four remaining licenses not covered by petitions. Chair raised a question as to whether we need a bylaw to regulate remaining licenses, except possibly one for micro business, given extensive CCC regulations in effect.

Question raised a question as to whether our cultivation ban extends to micro business licensing. As example, Gibby's, a small indoor MA micro business license operation that grows, manufactures and distributes. Are those micro-business operations now banned in Egremont? Do we need a bylaw requiring a special permit (beyond the general commercial one in place) to cover this type of license, to protect Egremont from liability due to possible gray area? Chair to ask town counsel.

The possibility of putting forward petitions to overturn the bans at some future point raised, and the possible need for a bylaw referencing that eventuality. Wait and see approach thought best.

Chair called for future zoning board business items:

Chair raised the creation of a simple zoning map with districts, rural and town. Some work has already been done on this in Egremont, as well as neighboring towns to be studied. Egremont Master Plan to be referenced, and street improvement integrated.

Anticipating issues, ahead of issuing any maps or other policy planned..

Some definitions needed, “consumer service establishment”, built structures, tennis courts, pools. PB to align with the currently active Bylaw Review Committee.

Short term rentals as another possible area for regulation. Chair has not heard much from town in way of their being a current crisis or nuisance issue. Cell towers, home occupation also perhaps in need of attention.

Chair spoke about enhancing the business environment of South Village as being the most frequently mentioned issue in his talks with townspeople. Chair proposes moving forward on discussions of a zoning map, at least as far as to see how the town feels about it.

Next meeting is set for June 30th 10AM.

Meeting adjourned 11:38